



**CAPITAL NEEDS ASSESSMENT (CNA)  
FOLEY APARTMENTS (2-30)  
199 H STREET  
SOUTH BOSTON, MASSACHUSETTS 02127**

**D3G PROJECT NUMBER:  
2021-0372**

**FINAL REPORT ISSUE DATE:  
NOVEMBER 5, 2021**

**INSPECTION DATE:  
APRIL 19-20, 2021**

**PREPARED FOR:  
BOSTON HOUSING AUTHORITY  
52 CHAUNCY STREET  
BOSTON, MASSACHUSETTS 02111**

Scott Byerly, BPI-MFBA  
Construction Inspector

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Signature

Mike Ferguson, P.E., BPI-MFBA  
President

A handwritten signature in blue ink, appearing to read 'Mike Ferguson', written over a horizontal line.

Signature



## EXECUTIVE PROPERTY DESCRIPTION

Property: Foley Apartments (2-30)  
199 H Street  
South Boston, Massachusetts 02127

Site Description: Foley Apartments (2-30), located at 199 H Street in South Boston, Massachusetts consists of one (1) seven-story elderly and disabled apartment building. The building features ninety-six (96) dwelling units. According to property management, the building was constructed in 1963. According to available tax information, the building is situated on 0.92 acre, and features an approximate gross area of 76,484 square feet. The property is in fair physical condition.



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## 1.0 EXECUTIVE SUMMARY

### General Description

Project Name:	Foley Apartments (2-30)
Address:	199 H Street South Boston, Massachusetts 02127
Property Type:	Elderly & Disabled Apartments
Date of Construction:	1963
Land Size / Source:	0.92 Acre / Tax Card
Apartment Buildings:	One (1) - 7-Story Apartment Building
Total Building Gross Area:	76,484 Square Feet
Number/Type of Units:	96 – 1BR/1BA Dwelling Units

### Inspection Details

Inspector:	Scott Byerly, BPI-MFBA
Inspection Date:	April 19-20, 2021
Weather:	75°F, Sunny
Units Inspected:	24 (25% of the total number of units)
Access Limitations:	None

### General Physical Condition

This Capital Needs Assessment (CNA) indicated that the apartment building is in fair physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of property is approximately 50 years, assuming the near and long term specified repairs are performed. The physical condition of the property is acceptable for a refinance transaction.



## 2.0 PURPOSE AND SCOPE

D3G was retained by the Boston Housing Authority to conduct a Capital Needs Assessment (CNA). This CNA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual survey of the building and grounds, research of readily available documents, and conversations with people who have knowledge of the property.

This CNA has been performed in accordance with ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and Appendix 5, revised December 18, 2020. The scope of the work included:

- The performance of a field inspection of subject property conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with available contractors that have detailed knowledge of specific building systems for the subject property.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.



### **3.0 SYSTEM DESCRIPTION AND OBSERVATIONS**

#### **3.1 Overall General Description**

Overall, the subject property was observed in fair physical condition; however, individual building components may vary in condition as noted within this report and identified in the Critical Repairs, Non-Critical Repairs, and Capital Replacement Reserve Analysis, located in Exhibit 11.1, Exhibit 11.2, and Exhibit 11.3, respectively.

The property was constructed in 1963 with many of the building components varying in age and building components have been replaced on an as needed basis. Notable recent replacements include common area flooring, as well as select dwelling unit remodels that include new durable flooring, and cabinets and countertops. Appliances also appear to be somewhat recently replaced, and were observed in generally good physical condition. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time maintenance staff that addresses the daily maintenance needs.

The property does not feature any unusual site conditions, building conditions, or problematic building materials.

The subject property was constructed in 1963, and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The property receives project based federal financial assistance, and is required to comply with the Uniform Federal Accessibility Standards (UFAS). A review of the property indicated that the property is in reasonable compliance with the UFAS. At least 5% of the dwelling units are handicapped designated units; however, these accessible units are not fully compliant with UFAS. Please see Section 7.1 below and the Accessibility Report located in the Exhibits for more details.

#### **3.2 Site**

##### **Topography**

The topography of the property varies slightly with a negative grade from north to south. The site has been graded to provide positive drainage away from the structure and drains are installed in the hardscaped areas to catch stormwater run-off. No ponding of water or water infiltration was observed or reported. Storm water drainage consists of surface percolation and storm sewer drains/catch basins located within landscaped and hardscaped areas.



## **Ingress / Egress / Parking**

The property features two (2) point of vehicular ingress and egress. The main entrance is from H Street and there is also a maintenance entry point from Hamlin Street. The H Street entrance consists of a concrete apron into a concrete drive/parking area located underneath the second floor of the apartment building. The Hamlin Street entrance features a concrete apron into an asphalt-paved area. Parking is provided under the building on the concrete surfaces. The primary building entrance is accessible from the middle of the building on the north side of the base of the V-shaped building. Pedestrian ingress and egress to the site is provided by concrete municipal sidewalks on all sides off the property. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

The site features a large area of concrete drive aisles and parking, as well as a smaller area of asphalt surface that leads to the maintenance shop area. Vehicular capacity is approximately nineteen (19) marked parking spaces, with parking space configuration designed for continuous traffic flow and convenient access to building. The overall concrete and asphalt parking areas were observed in fair physical condition; however, minor cracking in both surfaces was observed and repairs are identified as a Non-Critical Repair. Sealcoating of the asphalt surfaces, and restriping of the concrete parking areas is anticipated during the estimate period.

## **Additional Site Features**

The site features concrete sidewalk and patio areas. The concrete walks and patio areas were observed in generally good physical condition. Refurbishment/repair of the asphalt walkway is not anticipated during the estimate period.

The property features 10-foot chain link fencing that encloses the generator and 4-foot chain-link fencing on select areas of the site perimeter. Fencing was observed in fair to good physical condition, with the exception of the 4-foot chain-link perimeter fencing that was observed with damage (Non-Critical Repair). Replacement of the chain-link fencing is anticipated during the estimate period.

The property features one (1) trash compactor with a rolling dumpster that is located within the ground floor of the building. The trash compactor was observed in fair physical condition and replacement is anticipated during the estimate period. The site also features a dumpster with a steel enclosure. The enclosure was observed in good physical condition with the exception of the corner where it was struck by a vehicle.

The property features wood retaining walls located at the north and east sides of the building. The retaining walls were observed in fair physical condition, and replacement is anticipated during the estimate period.

The property features two (2) wood storage sheds at the southwest side of the building. The



sheds were observed in fair physical condition and will require replacement during the estimate period.

**Utilities**

<b>Water Service</b>	<b>Utility Provider</b>	<b>Responsible Party</b>
Water Provider	Boston Water Commission	Dwelling Unit: Owner
		Common Area: Owner

<b>Electricity Service</b>	<b>Utility Provider</b>	<b>Responsible Party</b>
Electricity Provider	Eversource	Dwelling Unit: Owner
		Common Area: Owner

<b>Natural Gas Service</b>	<b>Utility Provider</b>	<b>Responsible Party</b>
Natural Gas Provider	National Grid	Dwelling Unit: Owner
		Common Area: Owner

<b>Sanitary Sewer Service</b>	<b>Utility Provider</b>	<b>Responsible Party</b>
Sanitary Sewer Provider	Boston Water Commission	Dwelling Unit: Owner
		Common Area: Owner

**3.3 Structural Frame and Building Envelope**

**Building Foundation and Frame**

The building was constructed utilizing deep foundations consisting of piles or caissons and grade beams, as well as steel poles and beams for elevating part of the building to provide grade-level parking. The ground floor level consist of reinforced concrete slab assemblies. The building also features are a partial basement for the housing of the mechanical and electrical equipment. The building superstructure is constructed of concrete masonry unit (CMU) walls supporting reinforced concrete floor and roof slabs. The building superstructure appeared in fair to good overall physical condition, with no structural issues observed or reported.

**Roof Assembly**

The building features flat roof built up roofing (BUR) assemblies consisting of a fully adhered EPDM membrane, presumed to be over rigid insulation and fiber board. No leaks were reported and no seams or openings in the assembly were observed. The building features internal roof





drains that were observed in good physical condition. Overall, roofing was observed in fair to good physical condition, and replacement of the roofing membrane is anticipated during the estimate period.

### **Attics**

The building does not feature attics.

### **Exterior Stairs / Balconies**

The property does not feature any exterior stair assemblies or balconies.

### **Building Entrance Doors**

Exterior doors at the property consist of glass storefront assemblies with a vestibule and automatic door openers at the primary building entrance. In addition, exterior doors at building ancillary entrances consist of hollow core metal assemblies. Exterior doors at the property were observed in fair to good physical condition, and are anticipated for replacement during the estimate period.

### **Windows**

Windows consist of aluminum-framed, single-hung insulated glass assemblies that are reportedly original date of construction. The operable windows feature locks for security. Windows were observed in fair physical condition, and replacement is anticipated during the estimate period. Upon replacement of the windows, the installation of ENERGY STAR-rated windows is recommended.

### **Sidewall Systems (Exterior Walls, Fascia, Soffit and Trim)**

Exterior walls are surfaced with a brick veneer and stucco finishes at select windows that were observed in fair physical condition. Repointing of the brick surfaces, as well as minor repairs and painting of the stucco finishes are anticipated during the estimate period. It should be noted that select sections of the brick siding were observed bowing and spalling. It is recommended to perform repointing at the affected areas in order to maintain the integrity of the exterior façade (Non-Critical Repair).

## **3.4 Mechanical and Electrical Systems**

### **Supply and Waste Piping**

The main water supply to the site originates at a water meter located within the fire pump room. Visually observed domestic water piping is constructed of copper piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible



plumbing piping was observed to be in fair physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are reportedly in good working order, and sewer main replacement is anticipated during the estimate period.

### **Domestic Hot Water**

Potable hot water to the building is supplied by a natural gas-fired boiler and four (4) commercial storage tanks located in the boiler room in the partial basement. The equipment appears to have been installed in 2007 and was generally observed in fair to good physical condition. The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. Replacement of the storage tanks is anticipated during the estimate period.

### **Heating and Cooling**

The building is supplied heating via two (2) natural gas-fired boilers and hydronic wall and baseboard heaters. Cooling in the community room is provided via two (2) window-type air conditioning (a/c) units. No other common area cooling is provided. The boilers appear to have been installed in 2015 and the hydronic units and window a/c units are replaced as needed and were observed in fair to good physical condition. There were no complaints or indications of problems with the HVAC system and the equipment was reportedly operating properly. The replacement of the baseboard heaters and window a/c units is anticipated during the estimate period.

### **Electrical System**

The property receives electrical power from a pad-mounted transformer. The dwelling units were observed with Square D electrical breaker panels (120/240V) that were observed in fair operating condition and there are no reports of any service issues with the panels or electrical service. The breaker panels appear original to the building construction date. The property features a diesel-powered emergency generator with an above ground storage tank positioned below the generator. The power rating of the generator could not be determined; however, the generator was observed in fair to good physical condition, and replacement is anticipated during the estimate period.

## **3.5 Elevators and Stairways**

The apartment building features two (2) 2,000-lb hoist elevators within a CMU shaft. The elevators feature ADA and fireman's controls, and an emergency phone. Overall, the elevator systems were reported and observed in fair to good condition with all routine maintenance up to date. There are no outstanding issues, or recurring problems with the



elevators and the record of service calls indicates normal wear and tear for elevators of this vintage.

The apartment building features three (3) interior staircase assemblies. The staircase and landing assemblies are constructed of metal, and feature metal handrails. Overall, vertical transportation was observed in fair to good condition.

### **3.6 Life and Fire Safety Systems**

#### **Fire Suppression Systems**

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The common areas feature smoke detectors throughout. In addition, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex. The building features fire sprinklers that cover the common areas, as well as the dwelling unit kitchens. The remainder of the dwelling units are not sprinklered. The fire equipment was observed in fair to good physical condition and no issues were observed/reported.

#### **Alarm and Notification Systems**

Smoke detectors are hard wired throughout the common areas. They are connected to an annunciator panel located within building lobby. No issues were observed/reported. Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

Dwelling units contain hard-wired smoke detectors located within the immediate vicinity of the bedroom areas, as well as within the bedrooms.

The dwelling units feature carbon monoxide (CO) detectors in the living areas.

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% of the dwelling units, outside of the designated handicapped dwelling units. The property features audio/visual alarms in all of the dwelling units.

The property was observed with emergency call provisions that consist of pull cords located in the dwelling unit bathrooms and in the bedrooms. The system is monitored both on-site 24 hours a day 7 days a week. No issues were observed/reported, and the system was observed in good physical condition.

Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.



## **3.7 Interior Elements**

### **3.7.1 Interior Elements – Common Spaces**

The building features a management office that is utilized by property management. The office features VCT and painted GWB walls and acoustic ceiling tiles (ACT) ceilings that were observed in fair condition.

The building features a community room with tables and chairs that is available to residents for gatherings or meetings. The community room also features a kitchen with cabinets and countertops, a range, and a refrigerator. Additional recreational amenities include lobby/sitting areas. The recreational area finishes were observed in fair to good condition. Replacement of the vinyl flooring and ACT is anticipated during the estimate period.

The building features approximately four-foot-wide common hallways along the main corridors of each floor. The hallways feature vinyl flooring, painted gypsum wall board and CMU walls and painted concrete ceilings, which were all observed in fair to good physical condition. Flooring replacement is anticipated during the estimate period.

The building features a common laundry room on the ground floor off of the community room. The laundry room features three (3) coin-operated front-loading washing machine and three (3) coin-operated electric dryers. The machines are reportedly leased by the property. The rooms feature vinyl composite tile (VCT) flooring and painted GWB and MU walls and ceilings that were observed in fair to good condition. Replacement of the flooring is anticipated during the estimate period.

The building features a maintenance area on the ground floor for the storage of maintenance equipment and supplies. No dedicated storage areas are available for the residents outside of the dwelling units.

### **3.7.2 Interior Elements – Tenant Spaces**

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and textured GWB ceilings – observed in fair to good physical condition. Flooring in the units consist of vinyl flooring observed in fair to good condition. Replacement of the flooring is anticipated during the estimate period.

Kitchen appliances include electric range/oven units and refrigerators. The designated handicapped dwelling units feature electric cooktop units and wall-mounted ovens. The appliances have all been replaced on an as needed basis and were observed in fair to good physical condition.



Dwelling unit kitchens feature central venting exhaust registers. In addition, the dwelling unit bathrooms feature central venting exhaust fans that are directly vented to the exterior. The exhaust (ventilation) units were generally observed in fair to good operating condition.

The bathrooms feature wall-mounted sinks, floor-mounted toilets, and enamel coated tub/showers with ceramic tile surrounds. Plumbing fixtures were observed to be in good operating condition. It is recommended that EPA WaterSense compliant fixtures be installed upon replacement.

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in fair to good physical condition. The designated handicapped kitchens also feature a roll-under sink area, a roll-under workspace, and at least one upper cabinet/shelf area that is lowered.

## **4.0 ADDITIONAL CONSIDERATIONS**

### **Regulatory Compliance**

The site and all public areas were screened for compliance with the following applicable codes and regulations.

State Code: The current building code for the state of Massachusetts is the 2015 International Building Code with state amendments.

The building code at the time of construction is unknown.

Energy Code: The current state energy code for the state of Massachusetts is the IECC2018 with MA amendments (International Energy Conservation Code-2018) with state amendments.

Multifamily Related: Americans with Disability Act (ADA Code of 1991)  
Uniform Federal Accessibility Standards (UFAS)  
Minimum Property Standards (MPS), HUD Handbook 4910.1  
Life Safety Code, National Fire Protection Association (NFPA)  
Massachusetts Accessibility Access Board (MAAB)



## 5.0 DOCUMENT REVIEWS AND INTERVIEWS

### Document Review

As part of the investigation of the property, the following documentation was obtained and reviewed:

- a. Site specific information provided for review:
  - i. Construction / Engineering Questionnaire Form
  - ii. Tax Records
  - iii. Site Map
  - iv. Seismic Summary Data
  - v. MSA Map

### Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. A copy of the completed questionnaire is included in Exhibit 11.12. The following is a record of communication with stakeholders of this project:

Person	Title	Dates	Discussion
Tom Bannon	Janitor	April 19-20, 2021	Provided tour of facility, discussed operations and maintenance
Laura Keenan	Janitor	April 19-20, 2021	Provided tour of facility, discussed operations and maintenance

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.

## 6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

Detailed list of Critical and Non-Critical Repairs can be found in Exhibit 11.1 – Description of Estimated Cost of Critical Repairs and 11.2 – Description of Estimated Cost of Non-Critical Repairs. The complete Reserve for Replacement schedule can be found in Exhibit 11.3 – Capital Reserve Schedule.



## **7.0 OUT OF SCOPE CONSIDERATIONS**

### **7.1 Accessibility for Persons with Disabilities**

#### **Uniform Federal Accessibility Standards (UFAS)**

Upon completion of the RAD transaction, the property will receive federal funding; therefore, the property is subject to Section 504 of the Rehabilitation Act of 1973 and compliance with the UFAS. A minimum of 5% (of the total number of units) or at least one unit (whichever is greater) is required for mobility impaired persons. An additional minimum of 2% (of the total number of units) or at least one unit (whichever is greater) outside of the designated handicapped units, is required for people with hearing or vision impairments.

The property currently provides 6.25% (or in this case six (6) partially compliant accessible units. Please note that the property was constructed prior to July 11, 1988 and select modifications to structural elements would be required to provide full compliance with UFAS.

#### **Fair Housing Act (FHA)**

The subject property was constructed in 1963, and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

#### **Americans with Disabilities Act (ADA)**

The public areas are also subject to the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

### **7.2 Intrusive & Other Examinations**

#### **Intrusive Examination**

D3G performed a CNA inspection of Foley Apartments (2-30) at 199 H Street, South Boston, Massachusetts on April 19-20, 2021. The inspection indicates no need for further investigations to be performed at the subject property.

#### **Seismic Evaluation**

According to the 2020 HUD MAP Guide, project applications for rehabilitation and refinance must comply with the relevant standards published by the American Society of Civil Engineers (ASCE) — ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings, unless the buildings



are considered exempt. Based on the Design Earthquake Spectral Response Acceleration Parameters and building characteristics, a seismic evaluation is not required.

### **Energy Audit**

D3G was not contracted to perform an ASHRAE Level II Energy Audit of the subject property.

### **Pre-Construction Analysis Report**

D3G was not contracted to perform a Pre-Construction Analysis Report.

## **7.3 Owner Proposed Improvements**

No owner proposed improvements have been specified at the time of issuance of this report.





## 8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 130 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-FHA, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is considered a premier provider of Capital Needs Assessments. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-BA, BPI-Multifamily)
- Environmental (CSP, EP, CHMM, CEI)

A staff resume of the Needs Assessor performing this evaluation has been provided in Exhibit 11.14.



## 9.0 LIMITING CONDITIONS

This report can be relied upon by the Client and the HUD. This report was prepared in accordance with generally accepted industry standards of practice, including the ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, as well as the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 & Appendix 5, revised December 18, 2020. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

The statements in this report are professional opinions about the present condition of the subject property, limited to the observations and physical condition during the date of inspection. They are based upon visual evidence available during the inspection of reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried tanks, structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the buildings or the underlying foundation soil. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.



## 10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on April 19-20, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

The Needs Assessor certifies that the data presented in this report is representative of site conditions observed during our inspection. D3G understands that this report will be used by The Client to document to the U.S. Department of Housing and Urban Development. The Needs Assessor certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that we have no financial interest or family relationship with the officers, directors, stockholders, members or partners of the lender or affiliated entities, Borrower or affiliated entities, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

Scott Byerly, BPI-MFBA  
Construction Inspector



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Signature

Mike Ferguson, P.E., BPI-MFBA  
President



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Signature

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
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- 11.12 Site Specific Information**
- 11.13 Municipal Compliance Letters**
- 11.14 Staff Resumes and Certifications**



**EXHIBIT 11.1:**

Description of Estimated Cost of Critical Repairs



# Critical Repair Report

Project:	Foley Apartments (2-30)
Property Type:	Age Restricted
Inspection Date:	04/19/2021

## Foley Apartments (2-30) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	The sink in the common area restroom was observed without scald and abrasion sink pipe wrapping. In order to comply with UFAS, the installation of scald and abrasion sink pipe wrapping is required.	1	Each	\$35.00	\$35.00
<b>TOTAL:</b>							\$35.00

Costs have been provided by using RS Means Building Construction Cost Data

\* Owner provided cost that D3G finds reasonable

**EXHIBIT 11.2:**

Description of Estimated Cost of Non-Critical Repairs



# Non-Critical Repair Report

Project:	Foley Apartments (2-30)
Property Type:	Age Restricted
Inspection Date:	04/19/2021

Foley Apartments (2-30)							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Repair – Restore/fix existing item or add new item to address accessibility or safety	Areas of the concrete an asphalt parking lot were observed with damaged and cracks in the surfaces. Minor repairs such as crack filling and patching are recommended to prevent further damage to the surfaces.	1	SF	\$2,000.00	\$2,000.00
2	3.2.4	Level 1 Alterations - Remove and replace existing component	The parking striping was observed faded and illegible. Restriping of the parking spaces is recommended. Restriping should include the installation of at least one (1) van accessible parking space to comply with the ADA.	19	Each	\$10.52	\$199.88
3	3.2.6	Repair – Restore/fix existing item or add new item to address accessibility or safety	A section of the 4' chain link fence along Columbia Road was observed damaged. Repairs/replacement of the damaged fencing is recommended to prevent unwanted pedestrian access to the site.	1	LF	\$250.00	\$250.00
4	3.3.3	Repairs	Select sections of the brick siding were observed bowing and spalling. It is recommended to perform repointing at the affected areas in order to maintain the integrity of the exterior facade.	1	Each	\$1,000.00	\$1,000.00
						<b>TOTAL:</b>	<b>\$3,449.88</b>

Costs have been provided by using RS Means Building Construction Cost Data

\* Owner provided cost that D3G finds reasonable



**EXHIBIT 11.3:**

Capital Reserve Schedules (Reserve for Replacement Analysis)



# Replacement Reserve Analysis Funding Schedule

Project Foley Apartments (2-30)  
 Address 199 H Street,  
 City, State South Boston, MA

Gross Square Footage 76,484  
 Year Built 1963  
 Number Of Units 96

Initial Deposit RR \$2,005,000 \$20,885 Per Unit  
 Annual Deposit RR \$72,000 \$750 Per Unit  
 Annual Deposit Increase 1.95%  
 Interest Applied to Account Balance 1.00%  
 Minimum Yr 1 Balance \$160,769 \$1,675 Per Unit  
 Inflation of Capital Needs .65%

This Funding Schedule has been completed in accordance with the 2020 MAP Guide, Appendix 5, Section A.5.7.

Reserve balance is based upon a 20 year estimate period, such that the minimum balance is 5% of the uninflated replacement reserve total, adjusted annually for inflation. For HUD insured loans, any balance observed in years 11 – 20, that is less than the calculated minimum balance, cannot exceed 50% of the cumulative amortization of the mortgage.

\*Adjustments to financial factors in HUD's e-Tool are the responsibility of the lender and/or PHA for HUD Programs/Events that require the lender and/or PHA to act as the 'Initiator' of the e-Tool.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Inflated Annual Replacement Reserve Needs:	-	\$38,733	\$113,879	\$593,419	\$590,604	\$568,969	\$104,966	\$27,974	\$457,286	\$122,471	\$2,618,300
Beginning Annual Balance (Equals IDRR in Year 1):	\$2,005,000	\$2,097,050	\$2,152,692	\$2,145,938	\$1,661,003	\$1,173,096	\$701,023	\$687,418	\$752,178	\$390,204	
Interest (Average Outstanding Balance):	\$20,050	\$20,971	\$32,290	\$32,189	\$24,915	\$17,596	\$10,515	\$10,311	\$11,283	\$5,853	
Annual Deposit:	\$72,000	\$73,404	\$74,835	\$76,295	\$77,782	\$79,299	\$80,846	\$82,422	\$84,029	\$85,668	
Beginning Balance Plus Annual Deposit:	\$2,077,000	\$2,170,454	\$2,227,527	\$2,222,233	\$1,738,785	\$1,252,396	\$781,869	\$769,840	\$836,207	\$475,872	
Remaining RR Balance/Year:	\$2,097,050	\$2,152,692	\$2,145,938	\$1,661,003	\$1,173,096	\$701,023	\$687,418	\$752,178	\$390,204	\$359,254	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$160,769	\$161,814	\$165,050	\$168,351	\$171,718	\$175,152	\$178,655	\$182,228	\$185,873	\$189,590	
Required Minimum Balance Maintained:	N/A	N/A	YES	YES	YES	YES	YES	YES	YES	YES	

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11-20-Year Total	20-Year Total
Inflated Annual Replacement Reserve Needs:	\$154,025	\$139,226	\$142,010	\$69,703	\$75,165	-	\$76,281	\$102,316	\$120,275	\$176,138	\$1,055,139	\$3,673,439
Beginning Annual Balance (Equals IDRR in Year 1):	\$359,254	\$297,956	\$252,241	\$204,792	\$230,709	\$253,357	\$353,350	\$380,437	\$383,808	\$371,221		
Interest (Average Outstanding Balance):	\$5,389	\$4,469	\$3,784	\$3,072	\$3,461	\$3,800	\$5,300	\$5,707	\$5,757	\$5,568		
Annual Deposit:	\$87,338	\$89,041	\$90,778	\$92,548	\$94,353	\$96,192	\$98,068	\$99,981	\$101,930	\$103,918		
Beginning Balance Plus Annual Deposit:	\$446,592	\$386,997	\$343,019	\$297,340	\$325,061	\$349,550	\$451,418	\$480,417	\$485,738	\$475,139		
Remaining RR Balance/Year:	\$297,956	\$252,241	\$204,792	\$230,709	\$253,357	\$353,350	\$380,437	\$383,808	\$371,221	\$304,569		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$193,382	\$197,250	\$201,195	\$205,219	\$209,323	\$213,510	\$217,780	\$222,135	\$226,578	\$231,110		
Required Minimum Balance Maintained:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		
Allowance for RfR Deficit Offset (50% Cumulative Amortization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		



# Reserves Analysis Report - Age Restricted

**Project:** Foley Apartments (2-30) **Gross Square Footage:** 76,484  
**Address:** 199 H Street **Year Built:** 1963  
**City, State:** South Boston, MA **Number Of Units:** 96  
**Inspection Date:** 04/19/21

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	21	4	End of Cycle	1700	SF	\$4.25	\$7,225				\$7,225							\$7,225
Parking, Asphalt Sealing	5	0	5	End of Cycle	1700	SF	\$0.25	\$425					\$425					\$425	\$850
Parking Area Concrete, Surface Treatment	50	21	29	End of Cycle	17000	SF	\$5.51	\$93,670											
Parking Stripes (Per Car)	15	0	0	Now	19	Each	\$10.52	\$200											
Pedestrian Paving - Concrete Sidewalks and Patios	50	21	29	End of Cycle	1800	SF	\$2.25	\$4,050											
Chain-Link Fencing 10' High	40	21	19	End of Cycle	65	LF	\$88.20	\$5,733											
Chain-Link Fencing 4' High	40	21	19	End of Cycle	850	LF	\$34.76	\$29,546											
Retaining Wall - Wood	25	21	4	End of Cycle	300	SF	\$35.43	\$10,629			\$3,543	\$3,543	\$3,543						\$10,629
Wood Storage Shed	30	21	9	End of Cycle	2	Each	\$8545.00	\$17,090								\$5,697	\$5,697	\$5,697	\$17,090
Trash Compactor - 125-LB Capacity	20	13	7	End of Cycle	1	Each	\$29400.00	\$29,400							\$29,400				\$29,400
Stucco/EIFS - Repair, Caulk & Repaint	8	1	7	End of Cycle	1200	SF	\$4.57	\$5,484							\$5,484				\$5,484
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	21	4	End of Cycle	5	Each	\$1529.12	\$7,646			\$2,549	\$2,549	\$2,549						\$7,646
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	21	4	End of Cycle	7	Each	\$8986.66	\$62,907			\$20,969	\$20,969	\$20,969						\$62,907
Storefront System with Single Door	50	21	29	End of Cycle	5	Each	\$5025.47	\$25,127											
Brick or Concrete Block - Technical Pointing	60	49	11	End of Cycle	24750	SF	\$5.25	\$129,938									\$25,988	\$25,988	\$51,975
Single Hung Window (7 + Stories) (Aluminum)	40	35	5	End of Cycle	264	Each	\$750.00	\$198,000			\$39,600	\$39,600	\$39,600	\$39,600	\$39,600				\$198,000
Single Hung Window (7 + Stories) (Aluminum)	40	35	5	End of Cycle	54	Each	\$500.00	\$27,000			\$5,400	\$5,400	\$5,400	\$5,400	\$5,400				\$27,000
Asphalt Shingles - 3-Tab	20	11	9	End of Cycle	800	SF	\$5.05	\$4,040									\$4,040		\$4,040
EPDM Membrane - Fully Adhered (High-Rise)	15	11	4	End of Cycle	11500	SF	\$15.50	\$178,250		\$35,650	\$35,650	\$35,650	\$35,650	\$35,650					\$178,250
Sewer Mains - Cast Iron	75	58	17	End of Cycle	1	Each	\$7500.00	\$7,500											
Hot Water Storage Tank - Up to 240 Gallon	15	11	4	End of Cycle	4	Each	\$2411.20	\$9,645			\$3,215	\$3,215	\$3,215						\$9,645
Boiler- Gas/Dual Fuel 765 mbtu/hr (DHW)	40	13	27	End of Cycle	1	Each	\$17600.00	\$17,600											
Boiler- Gas 3,570 mbtu/hr (Heating)	25	6	19	End of Cycle	2	Each	\$19400.00	\$38,800											
Window A/C Unit (Code Minimum) 1-Ton	10	6	4	End of Cycle	2	Each	\$695.00	\$1,390				\$1,390							\$1,390
Elevator Cabs - Interior Finish	20	15	5	End of Cycle	2	Each	\$12880.00	\$25,760				\$8,587	\$8,587	\$8,587					\$25,760
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 8-Story)	30	25	5	End of Cycle	2	Each	\$620029.60	\$1,240,059				\$413,353	\$413,353	\$413,353					\$1,240,059
Emergency Call System, Multi-Zone, Annunciator	15	5	10	End of Cycle	1	Each	\$5550.00	\$5,550										\$5,550	\$5,550
Emergency Generator (Diesel-Engine) 100kw (Life Safety Systems)	25	13	12	End of Cycle	1	Each	\$107604.00	\$107,604											
Fire Alarm Control Panel - 8-Zone	15	11	4	End of Cycle	1	Each	\$5557.80	\$5,558				\$5,558							\$5,558
Ceramic Tile (Common Area)	50	13	37	End of Cycle	500	SF	\$16.87	\$8,435											
VCT 12x12 Tile (Common Area)	20	15	5	End of Cycle	13524	SF	\$4.36	\$58,965				\$19,655	\$19,655	\$19,655					\$58,965
Acoustical Ceiling Tile (Common Area)	20	18	2	End of Cycle	650	SF	\$3.19	\$2,074		\$2,074									\$2,074



# Reserves Analysis Report - Age Restricted

**Project:** Foley Apartments (2-30)  
**Address:** 199 H Street  
**City, State:** South Boston, MA  
**Inspection Date:** 04/19/21

**Gross Square Footage:** 76,484  
**Year Built:** 1963  
**Number Of Units:** 96

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total	
Acoustical Ceiling Tile (Common Area)	20	6	14	End of Cycle	500	SF	\$3.19	\$1,595												
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	25	17	8	End of Cycle	1	Each	\$3764.00	\$3,764								\$3,764			\$3,764	
Traditional Refrigerator (Common Area)	15	13	2	End of Cycle	1	Each	\$759.00	\$759		\$759									\$759	
Electric Range (Common Area)	25	17	8	End of Cycle	1	Each	\$646.00	\$646								\$646			\$646	
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	20	11	9	End of Cycle	96	Each	\$3058.40	\$293,606										\$293,606	\$293,606	
Standard Kitchen Cabinets and Countertops (Unit)	25	13	12	End of Cycle	96	Each	\$3764.00	\$361,344										\$51,621	\$51,621	\$103,241
Traditional Refrigerator (Unit)	15	6	9	End of Cycle	96	Each	\$759.00	\$72,864								\$14,573	\$14,573	\$14,573	\$14,573	\$58,291
Electric Range (Unit)	25	6	19	End of Cycle	96	Each	\$646.00	\$62,016												

Summary Type	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	10-Year Total
Total Reserve Replacement		\$38,483	\$110,925	\$566,693	\$552,945	\$522,245	\$94,457	\$24,679	\$395,524	\$103,853	\$2,409,803
Total RR Per Unit		\$401	\$1,155	\$5,903	\$5,760	\$5,440	\$984	\$257	\$4,120	\$1,082	\$2,510
Totals with Inflation Factor		\$38,733	\$113,879	\$593,419	\$590,604	\$568,969	\$104,966	\$27,974	\$457,286	\$122,471	\$2,618,300
Total RR Per Unit Inflated		\$403	\$1,186	\$6,181	\$6,152	\$5,927	\$1,093	\$291	\$4,763	\$1,276	\$2,727

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

\* Owner Provided Cost, which D3G finds reasonable

\*\* This is an operating cost; therefore it is not considered a capital item.



# Reserves Analysis Report - Age Restricted

**Project:** Foley Apartments (2-30)  
**Address:** 199 H Street  
**City, State:** South Boston, MA  
**Inspection Date:** 04/19/21

**Gross Square Footage:** 76,484  
**Year Built:** 1963  
**Number Of Units:** 96

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total	
Parking, Re-Surface or Replace Asphalt Paving	1700	SF	\$4.25	\$7,225	\$7,225												\$7,225	
Parking, Asphalt Sealing	1700	SF	\$0.25	\$425	\$850					\$425					\$425	\$850	\$1,700	
Parking Area Concrete, Surface Treatment	17000	SF	\$5.51	\$93,670														
Parking Stripes (Per Car)	19	Each	\$10.52	\$200						\$200						\$200	\$200	
Pedestrian Paving - Concrete Sidewalks and Patios	1800	SF	\$2.25	\$4,050														
Chain-Link Fencing 10' High	65	LF	\$88.20	\$5,733										\$5,733		\$5,733	\$5,733	
Chain-Link Fencing 4' High	850	LF	\$34.76	\$29,546									\$9,849	\$9,849	\$9,849	\$29,546	\$29,546	
Retaining Wall - Wood	300	SF	\$35.43	\$10,629	\$10,629												\$10,629	
Wood Storage Shed	2	Each	\$8545.00	\$17,090	\$17,090												\$17,090	
Trash Compactor - 125-LB Capacity	1	Each	\$29400.00	\$29,400	\$29,400												\$29,400	
Stucco/EIFS - Repair, Caulk & Repaint	1200	SF	\$4.57	\$5,484	\$5,484					\$5,484						\$5,484	\$10,968	
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	5	Each	\$1529.12	\$7,646	\$7,646												\$7,646	
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	7	Each	\$8986.66	\$62,907	\$62,907												\$62,907	
Storefront System with Single Door	5	Each	\$5025.47	\$25,127														
Brick or Concrete Block - Technical Pointing	24750	SF	\$5.25	\$129,938	\$51,975	\$25,988	\$25,988	\$25,988									\$77,963	\$129,938
Single Hung Window (7 + Stories) (Aluminum)	264	Each	\$750.00	\$198,000	\$198,000												\$198,000	
Single Hung Window (7 + Stories) (Aluminum)	54	Each	\$500.00	\$27,000	\$27,000												\$27,000	
Asphalt Shingles - 3-Tab	800	SF	\$5.05	\$4,040	\$4,040												\$4,040	
EPDM Membrane - Fully Adhered (High-Rise)	11500	SF	\$15.50	\$178,250	\$178,250								\$35,650	\$35,650	\$35,650	\$71,300	\$178,250	\$356,500
Sewer Mains - Cast Iron	1	Each	\$7500.00	\$7,500								\$7,500					\$7,500	\$7,500
Hot Water Storage Tank - Up to 240 Gallon	4	Each	\$2411.20	\$9,645	\$9,645								\$3,215	\$3,215	\$3,215	\$9,645	\$19,290	
Boiler- Gas/Dual Fuel 765 mbtu/hr (DHW)	1	Each	\$17600.00	\$17,600														
Boiler- Gas 3,570 mbtu/hr (Heating)	2	Each	\$19400.00	\$38,800									\$12,933	\$12,933	\$12,933	\$38,800	\$38,800	
Window A/C Unit (Code Minimum) 1-Ton	2	Each	\$695.00	\$1,390	\$1,390				\$1,390								\$1,390	\$2,780
Elevator Cabs - Interior Finish	2	Each	\$12880.00	\$25,760	\$25,760													\$25,760
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 8-Story)	2	Each	\$620029.60	\$1,240,059	\$1,240,059													\$1,240,059
Emergency Call System, Multi-Zone, Annunciator	1	Each	\$5550.00	\$5,550	\$5,550													\$5,550
Emergency Generator (Diesel-Engine) 100kw (Life Safety Systems)	1	Each	\$107604.00	\$107,604		\$35,868	\$35,868	\$35,868									\$107,604	\$107,604
Fire Alarm Control Panel - 8-Zone	1	Each	\$5557.80	\$5,558	\$5,558									\$5,558		\$5,558	\$11,116	
Ceramic Tile (Common Area)	500	SF	\$16.87	\$8,435														
VCT 12x12 Tile (Common Area)	13524	SF	\$4.36	\$58,965	\$58,965												\$58,965	
Acoustical Ceiling Tile (Common Area)	650	SF	\$3.19	\$2,074	\$2,074												\$2,074	



# Reserves Analysis Report - Age Restricted

**Project:** Foley Apartments (2-30) **Gross Square Footage:** 76,484  
**Address:** 199 H Street **Year Built:** 1963  
**City, State:** South Boston, MA **Number Of Units:** 96  
**Inspection Date:** 04/19/21

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Acoustical Ceiling Tile (Common Area)	500	SF	\$3.19	\$1,595					\$1,595							\$1,595	\$1,595
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	1	Each	\$3764.00	\$3,764	\$3,764												\$3,764
Traditional Refrigerator (Common Area)	1	Each	\$759.00	\$759	\$759							\$759				\$759	\$1,518
Electric Range (Common Area)	1	Each	\$646.00	\$646	\$646												\$646
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	96	Each	\$3058.40	\$293,606	\$293,606												\$293,606
Standard Kitchen Cabinets and Countertops (Unit)	96	Each	\$3764.00	\$361,344	\$103,241	\$51,621	\$51,621	\$51,621	\$51,621	\$51,621						\$258,103	\$361,344
Traditional Refrigerator (Unit)	96	Each	\$759.00	\$72,864	\$58,291	\$14,573										\$14,573	\$72,864
Electric Range (Unit)	96	Each	\$646.00	\$62,016								\$12,403	\$12,403	\$12,403	\$24,806	\$62,016	\$62,016
<b>Summary Type</b>					<b>Year 10 Overall</b>	<b>Year 11 Total</b>	<b>Year 12 Total</b>	<b>Year 13 Total</b>	<b>Year 14 Total</b>	<b>Year 15 Total</b>	<b>Year 16 Total</b>	<b>Year 17 Total</b>	<b>Year 18 Total</b>	<b>Year 19 Total</b>	<b>Year 20 Total</b>	<b>Year 11 - 20 Total</b>	<b>Year 1- 20 Total</b>
Total Reserve Replacement					\$2,409,803	\$128,049	\$113,476	\$113,476	\$54,606	\$57,729		\$56,312	\$74,050	\$85,341	\$122,528	\$805,568	\$3,215,371
Total RR Per Unit					\$2,510	\$1,334	\$1,182	\$1,182	\$569	\$601		\$587	\$771	\$889	\$1,276	\$839	\$1,675
Totals with Inflation Factor					\$2,618,300	\$154,025	\$139,226	\$142,010	\$69,703	\$75,165		\$76,281	\$102,316	\$120,275	\$176,138	\$1,055,139	\$3,673,439
Total RR Per Unit Inflated					\$2,727	\$1,604	\$1,450	\$1,479	\$726	\$783		\$795	\$1,066	\$1,253	\$1,835	\$1,099	\$1,913

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.  
 \* Owner Provided Cost, which D3G finds reasonable  
 \*\* This is an operating cost; therefore it is not considered a capital item.

**EXHIBIT 11.4:**

Color Site Photographs

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #1



Front (east) elevation

PHOTO #2



West elevation



# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #3



North elevation

PHOTO #4



South elevation

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #5



Main building entrance

PHOTO #6



Dumpster and steel enclosure

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #7



Concrete drive aisle

PHOTO #8



Covered/under-building parking

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #9



Asphalt area

PHOTO #10



Outdoor sitting area

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #11



Patio/sitting area on south side of building

PHOTO #12



Storage sheds

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #13



Walkway awning at main building entrance

PHOTO #14



Main building entry doors/vestibule area

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #15



Roof surface – west side

PHOTO #16



Roof surface – east side

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #17



Natural gas meter

PHOTO #18



Water meter



# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #19



Emergency generator and AST

PHOTO #20



Emergency generator transfer switch

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #21



Elevator machinery

PHOTO #22



Elevator controls

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #23



Fire pump room

PHOTO #24



Fire alarm panels

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #25



Raypack DHW boiler

PHOTO #26



Rheem DHW commercial storage tanks

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #27



Burnham heating boilers

PHOTO #28



DHW circulation pumps

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #29



Maintenance storage area

PHOTO #30



Property management office

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #31



Elevator interior cab

PHOTO #32



Elevator cab controls with ADA and fireman's controls

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #33



Mail kiosk

PHOTO #34



Common laundry room



# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #35



Common hallway/corridor

PHOTO #36



Community room

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #37



Community kitchen

PHOTO #38



Community kitchen

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #39



Typical dwelling unit living room

PHOTO #40



Typical dwelling unit kitchen

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #41



Typical dwelling unit bedroom

PHOTO #42



Typical dwelling unit bathroom

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #43



Typical dwelling unit breaker panel

PHOTO #44



Typical dwelling unit hydronic heating

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #45



Handicapped (HC) dwelling unit with compliant entry door

PHOTO #46



HC unit with compliant clear maneuvering space at entry door

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #47



HC unit with compliant interior door

PHOTO #48



HC unit with compliant maneuvering space at interior door

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #49



HC unit kitchen without 30-inch workspace

PHOTO #50



HC unit with compliant kitchen sink roll-under access and levered faucet hardware



# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #51



HC unit with compliant kitchen upper cabinetry at 48-inches above the finished flooring (AFF)  
[countertop height is 34-inches (AFF)]

PHOTO #52



HC unit with compliant kitchen countertop/sink height

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #53



HC unit with compliant bathroom sink scald and abrasion protection

PHOTO #54



HC unit with compliant bathroom sink height

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #55



HC unit with compliant mirror height

PHOTO #56



HC unit toilet centerline is not 18-inches from the adjacent wall

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #57



HC unit toilet with compliant side grab bar

PHOTO #58



HC unit with compliant toilet rear grab bar

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #59



HC unit tub with compliant grab bars and levered faucet hardware

PHOTO #60



HC unit tub with compliant 60-inch shower spray unit

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #61



Common area restroom sink missing scald and abrasion protection on exposed piping  
(Critical Repairs)

PHOTO #62



Cracked/damaged concrete  
(Non-Critical Repairs)

# FOLEY APARTMENTS (2-30)

South Boston, Massachusetts

PHOTO #63



Damaged asphalt surface  
(Non-Critical Repairs)

PHOTO #64



Damaged fencing  
(Non-Critical Repairs)

**EXHIBIT 11.5:**

Accessibility Report





**ACCESSIBILITY REPORT  
FOLEY APARTMENTS (2-30)  
199 H STREET  
SOUTH BOSTON, MASSACHUSETTS 02127**

**REPORT DATE:  
NOVEMBER 5, 2021**

**INSPECTION DATE:  
APRIL 19-20, 2021**

**INSPECTOR:  
SCOTT BYERLY, BPI-MFBA**

**PREPARED FOR:  
BOSTON HOUSING AUTHORITY  
52 CHAUNCY STREET  
BOSTON, MASSACHUSETTS 02111**

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## 1.0 ACCESSIBILITY REQUIREMENTS

### 1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1962, and features project-based assistance or will feature project-based assistance upon the completion of the RAD transaction. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or five (5) of the dwelling units must be handicapped accessible and that 2% or two (2) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

Currently, all of the dwelling units feature audio/visual alarms.

Currently, the property features 6.25% or six (6) designated handicapped accessible units (Units 5, 12, 21, 28, 37, and 44). Unit 28 was the only accessed unit and was observed with select accessible features as well as select UFAS deficiencies. In addition, select UFAS deficiencies were noted in common areas. It should be noted that a Section 504 Transition Plan is an acceptable method of compliance; however, full compliance will be required upon substantial rehabilitation. It was reported that this RAD transaction is a "no debt" RAD Conversion. Therefore, the accessibility deficiencies that are not also considered life/safety concerns have not been included in the Critical Repairs. The accessibility deficiencies that are also considered life/safety concerns are noted as Critical Repairs to prevent tenant injuries; however, D3G believes that the non-life/safety accessibility compliance issues should be a risk evaluation / point of discussion during the RAD Conversion Commitment (RCC) phase. In the event that the property obtains a HUD insured loan, accessibility compliance in accordance with the HUD MAP Guide will be required. The designated handicapped dwelling unit and common areas were generally observed with the following UFAS compliant and non-compliant items.

#### Accessible Dwelling Unit Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Thermostats, receptacles, and switches are located within compliant reach ranges.
- Accessible units feature compliant clear floor spaces within the kitchen.
- Front controlled range/ovens with 30-inch x 48-inch clear floor space are present in the kitchens.
- Roll-under forward approach to the kitchen sink with scald and abrasion protection and levered handle hardware is provided. In addition, the kitchen counter surface at



the sink area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.

- Kitchens feature compliant upper cabinet storage - maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sink with scald and abrasion protection and levered handle hardware.
- Compliant side and rear grab bars are located at the toilet.
- Compliant grab bars are located at the bathtub/shower surround.
- Accessible tubs/showers feature 60-inch shower head hose and levered handle shower control hardware.
- Accessible bathroom mirror mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

Accessible Dwelling Unit Deficiencies:

- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is not provided.
- The center of the toilet was not located 18-inches from the adjacent wall (16-3/4-inches measured).

Common Area Compliant Features (See ADA Section 1.3 Below for Public Area Compliance):

- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature levered handle hardware.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches are located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- The common area kitchen features compliant cabinet storage mounted no higher than the maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- The common area restrooms feature clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restrooms were observed with roll-under forward approach sinks that feature scald and abrasion protection and levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilet.
- The common area bathrooms were observed with compliant grab bars present at the bathtub/shower enclosure.
- The common area bathrooms were observed with 60-inch shower head hoses and levered handle hardware present in the showers.
- The common area laundry features at least one (1) front controlled washing machine.



Common Area Deficiencies (See ADA Section 1.3 Below for Public Area Deficiencies):

- The outdoor benches/sitting area is not located on an accessible route.
- Common area restroom and management office doors do not feature levered handle (accessible) hardware.
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection and levered handle hardware is not provided. In addition, the community kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- The center of the toilet was not located 18-inches from the adjacent wall (15-inches measured).
- The common area restroom sink was observed without scald and abrasion protection (Critical Repair).
- The common area restroom grab bars are not properly located.

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.

The following excerpt can be found in the Code of Federal regulations, title 24 – Housing and Urban development, Section 8.32 – Accessibility Standards:

“Except as otherwise provided in this paragraph, the provisions of §§ 8.21 (a) and (b), 8.22 (a) and (b), 8.23, 8.25(a) (1) and (2), and 8.29 shall apply to facilities that are designed, constructed or altered after July 11, 1988. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department. For purposes of this paragraph, the date a facility is constructed or altered shall be deemed to be the date bids for the construction or alteration of the facility are solicited. For purposes of the Urban Development Action Grant (UDAG) program, the provisions shall apply to the construction or alteration of facilities that are funded under applications submitted after July 11, 1988. If the UDAG application was submitted before July 11, 1988, the provisions shall apply, to the maximum extent practicable, as determined by the Department.”

The following information has been taken from the HUD website (<http://portal.hud.gov...>):

**Question: What is Section 504?**

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States... shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. This means that Section 504 prohibits discrimination on the basis of disability in any program or



activity that receives federal assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.

**Question: Who are recipients of federal financial assistance?**

The Section 504 regulations define recipient as any State or its political subdivision, any instrumentality or a state or its political subdivision, any public or private agency, institution organization, or other entity or any person to which federal financial assistance is extended for any program or activity directly or through another recipient, including any successor, assignee, or transferee or a recipient, but excluding the ultimate beneficiary of the assistance. Thus, a HUD funded public housing authority, or a HUD funded non-profit developer or low-income housing is a recipient of federal financial assistance and is subject to Section 504's requirements. However, a private landlord who accepts Section 8 tenant-based vouchers in payment for rent from a low-income individual is not a recipient of federal financial assistance.

**Question: What does Section 504 require when a recipient undertakes alterations of existing housing facilities that do not qualify as substantial alterations?**

Answer: If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply. Under this section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced and
- replacement of entrance door jambs.

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, the Department strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations.”



## 1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 1963 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

## 1.3 Americans with Disabilities Act (ADA)

The public areas at the property were screened for compliance with the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on *July 26, 1991*, and required compliance by *January 26, 1992*.

According to <http://www.ada.gov/taman3.html>, "areas within multifamily residential facilities that qualify as places of public accommodation are covered by the ADA if use of the areas is not limited exclusively to owners, residents, and their guests."

"Illustration 1: For example: A private residential apartment complex includes a swimming pool for use by apartment tenants and their guests. The complex also sells pool "memberships" generally to the public. The pool qualifies as a place of public accommodation." If not, then the pool does not qualify as a place of public accommodation.

"Illustration 2: A residential condominium association maintains a longstanding policy of restricting use of its party room to owners, residents, and their guests. Consistent with that policy, it refuses to rent the room to local businesses and community organizations as a meeting place for educational seminars. The party room is not a place of public accommodation." This illustration would also apply to residential apartment complexes.

"Illustration 3: A private residential apartment complex contains a rental office. The rental office is a place of public accommodation."

The ADA requires that physical barriers in existing facilities be removed, if removal is readily achievable. Changes that are considered readily achievable include, but are not limited to, providing installation of grab bars and small ramps, addition of curb cuts, widening doorways, lowering desks, and rearrangement of furniture. If not readily achievable, alternative methods of providing service must be offered. Alternative methods include, but are not limited to providing goods and services at the door or sidewalk, providing home delivery, or relocating activities to accessible locations.

Auxiliary aids and services must be provided to people with vision or hearing impairments or other people with disabilities, unless an undue burden would result. It is the property owner's burden to prove that a modification is not readily achievable, or would pose an undue financial or administrative burden.



Any alteration to a public accommodation undertaken after January 26, 1992, shall be made so as to ensure, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, re-roofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

### **1.3.1 Parking**

Based upon the nineteen (19) total parking spaces available at the site, one (1) handicapped accessible parking spaces, inclusive of one (1) van accessible space are required by the Americans with Disabilities Act (ADA). The property currently features four (4) compliant designated handicapped parking spaces; however, due to the location of the building support poles, installation of an 8-foot-wide access aisle for a van accessible space is not possible.

Standard handicapped spaces require a 60-inch wide access aisles, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

### **1.3.2 Curb Ramps**

There are no curbs at the site. The main building entrance is located on an accessible route from the municipal sidewalk. The primary tenant entrance from the parking area features an accessible ramp adjacent to a designated handicapped parking space.

### **1.3.3 Building Entrances / Exits**

The primary entrance to the building was observed on an accessible route from the municipal sidewalk and features levered handle door hardware, automatic door openers, compliant clear floor space at the door and compliant clear door openings of at least 32-inches, and low thresholds to comply with ADAAG.





### **1.3.4 Restrooms**

The community room features one (1) unisex public restroom. The single occupant restroom was observed with sufficient door openings, roll under access at the sink with levered faucet hardware, and a toilet with side and rear grab bars. The door requires accessible operating hardware and the sink requires scald and abrasion protection on the exposed piping (Critical Repairs). In addition, the toilet grab bars are not in the appropriate locations, and the center of the toilet was measured at 15-inches from the adjacent wall.



**EXHIBIT 11.6:**

Intrusive Reports

D3G was not contracted to perform any Intrusive Reports and no other 3rd party  
Intrusive Reports were provided

**EXHIBIT 11.7:**

Seismic Analysis



# Foley Apartments

199 H St, Boston, MA 02127, USA

Latitude, Longitude: 42.3307535, -71.0417445



<b>Date</b>	4/24/2021, 2:22:10 PM
<b>Design Code Reference Document</b>	ASCE41-13
<b>Custom Probability</b>	
<b>Site Class</b>	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S <sub>S</sub>	spectral response (0.2 s)	0.214
S <sub>1</sub>	spectral response (1.0 s)	0.069
S <sub>Xs</sub>	site-modified spectral response (0.2 s)	0.343
S <sub>X1</sub>	site-modified spectral response (1.0 s)	0.165
F <sub>a</sub>	site amplification factor (0.2 s)	1.6
F <sub>v</sub>	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.24
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.214
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.069
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S <sub>Xs</sub>	site-modified spectral response (0.2 s)	0.228
S <sub>X1</sub>	site-modified spectral response (1.0 s)	0.11

Type	Description	Value
Hazard Level		BSE-2E
$S_S$	spectral response (0.2 s)	0.129
$S_1$	spectral response (1.0 s)	0.044
$S_{XS}$	site-modified spectral response (0.2 s)	0.206
$S_{X1}$	site-modified spectral response (1.0 s)	0.106
$f_a$	site amplification factor (0.2 s)	1.6
$f_v$	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
$S_S$	spectral response (0.2 s)	0.043
$S_1$	spectral response (1.0 s)	0.016
$S_{XS}$	site-modified spectral response (0.2 s)	0.069
$S_{X1}$	site-modified spectral response (1.0 s)	0.039
$F_a$	site amplification factor (0.2 s)	1.6
$F_v$	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

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D3G was not contracted to perform a Seismic Analysis and no other 3rd party Seismic Reports were provided

**EXHIBIT 1 1.8:**

Energy Reports



D3G was not contracted to perform an Energy Audit and no other 3<sup>rd</sup> party Energy Audit Reports were provided

**EXHIBIT 1 1.9:**

Pre-Construction Analysis

D3G was not contracted to perform a Pre-Construction Analysis and no other 3rd party  
Pre-Construction Analysis Reports were provided

**EXHIBIT 11.10:**

Other Examinations and Reports

D3G was not contracted to perform any Other Examinations or Reports and no other  
3rd party Examinations or Reports were provided

**EXHIBIT 11.11:**

HUD Form 92329

**EXHIBIT 11.12:**

Site Specific Information

## Assessing On-Line

[« New search](#)
[Map](#)

<b>Parcel ID:</b>	0701516000
<b>Address:</b>	COLUMBIA RD BOSTON MA 02127
<b>Property Type:</b>	Exempt
<b>Classification Code:</b>	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
<b>Lot Size:</b>	39,876 sq ft
<b>Gross Area:</b>	76,484 sq ft
<b>Year Built:</b>	1899
<b>Owner on Wednesday, January 1, 2020:</b>	<a href="#">BOSTON HOUSING AUTHORITY</a>
<b>Owner's Mailing Address:</b>	COLUMBIA RD SOUTH BOSTON MA 02127
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

### Value/Tax

#### Assessment as of Wednesday, January 1, 2020, statutory lien date.

<b>FY2021 Building value:</b>	\$11,779,000.00
<b>FY2021 Land Value:</b>	\$5,330,700.00
<b>FY2021 Total Assessed Value:</b>	\$17,109,700.00

#### FY2021 Tax Rates (per thousand):

- Residential:	\$10.67
- Commercial:	\$24.55

<b>FY2021 Gross Tax:</b>	\$0.00
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
<b>FY2021 Net Tax:</b>	\$0.00

### Abatements/Exemptions

The deadline for filing an Abatement application for FY2021 was 2/2/2021. Applications for FY2022 will become available for download beginning 1/1/2022.

This type of parcel is not eligible for a residential or personal exemption.

### Current Owner

- BOSTON HOUSING AUTHORITY

Owner information may not reflect any changes submitted to City of Boston Assessing after October 30, 2020. Only Primary owner is displayed.

### Value History

Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$17,109,700.00
2020	Exempt	\$15,759,400.00
2019	Exempt	\$15,265,000.00
2018	Exempt	\$14,538,000.00
2017	Exempt	\$13,811,000.00
2016	Exempt	\$11,665,000.00
2015	Exempt	\$10,338,500.00
2014	Exempt	\$9,656,500.00
2013	Exempt	\$8,317,500.00
2012	Exempt	\$7,798,500.00
2011	Exempt	\$7,497,500.00
2010	Exempt	\$7,575,500.00
2009	Exempt	\$7,992,000.00
2008	Exempt	\$7,992,000.00
2007	Exempt	\$7,905,000.00
2006	Exempt	\$7,363,000.00
2005	Apartment Building	\$6,606,000.00
2004	Apartment Building	\$6,839,000.00
2003	Apartment Building	\$5,011,000.00
2002	Exempt	\$5,284,500.00
2001	Exempt	\$4,639,000.00
2000	Exempt	\$3,925,000.00
1999	Exempt	\$3,196,000.00
1998	Exempt	\$3,196,000.00
1997	Exempt	\$2,863,500.00
1996	Exempt	\$2,741,500.00
1995	Exempt	\$2,619,500.00
1994	Exempt	\$2,471,000.00
1993	Exempt	\$2,471,000.00
1992	Exempt	\$2,592,500.00
1991	Exempt	\$4,298,500.00
1990	Exempt	\$4,298,500.00
1989	Exempt	\$4,942,000.00
1988	Exempt	\$4,051,000.00
1987	Exempt	\$3,433,000.00
1986	Exempt	\$3,149,500.00
1985	Exempt	\$2,862,000.00

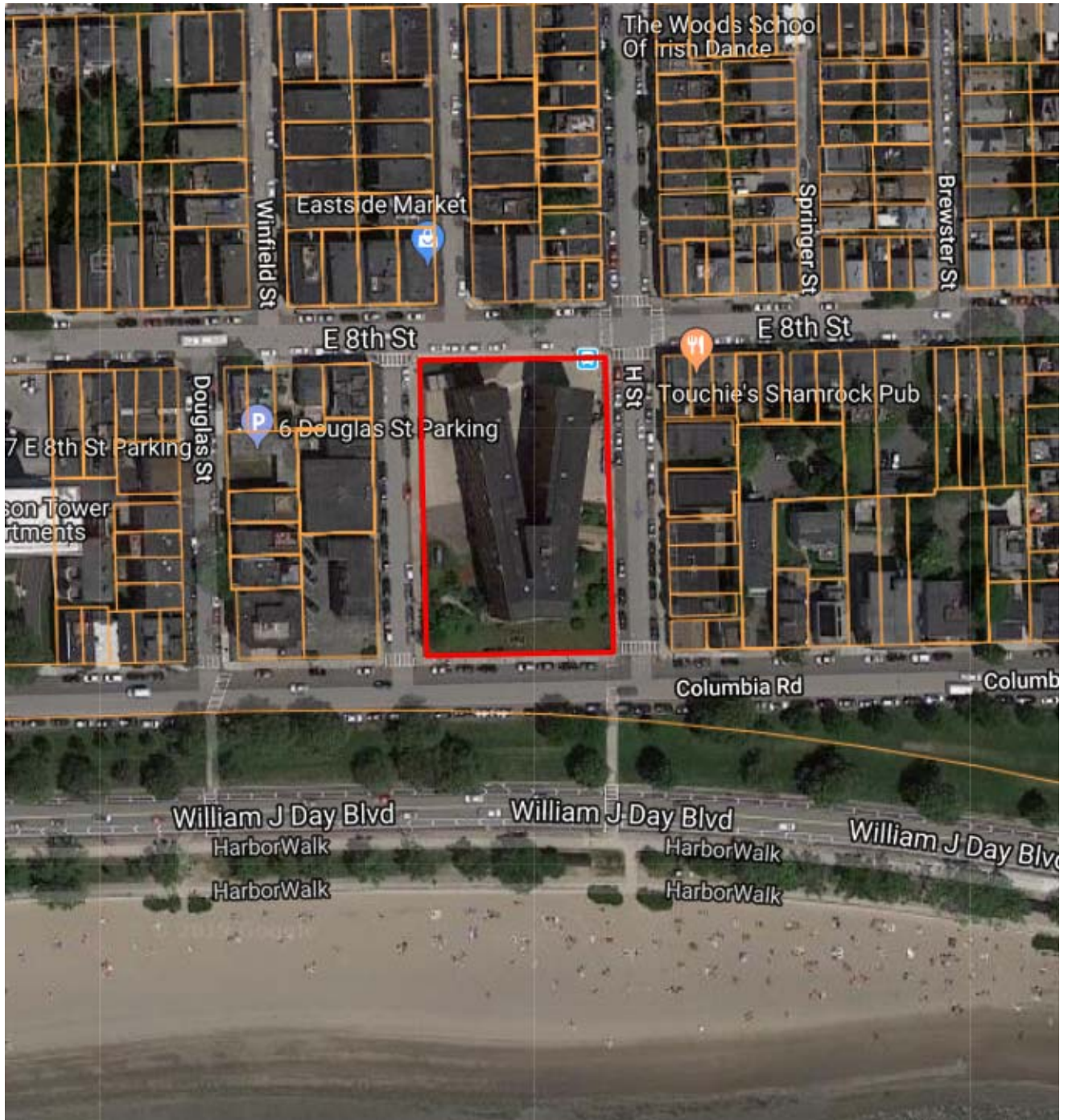
\* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2020 and FY2021.

View [approved building permits](#) associated with this parcel.



Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#).  
For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.



**EXHIBIT 11.13:**

Municipal Compliance Letters



February 22, 2021

Dominion Due Diligence Group (D3G)  
201 Wylderose Drive  
Midlothian, VA 23113

Attention: Ben Carson  
U.S. Department of Housing & Urban Development  
451 7th Street S.W.  
Washington, DC 20410

Applicant: Boston Housing Authority  
52 Chauncy Street  
Boston, MA 02111

Re: Foley Apartments, 199 H Street, South Boston, MA 02127

I was advised by the Inspectional Services Department, (ISD) with the City of Boston. Per the ISD, no forms can be filled out by law, therefore no building violation information, building inspection reports, or certificates of occupancy issued are available. Any and all permits can be found online. There is no further research that can be done and any additional information is not reasonably ascertainable. The ISD may be reached at (617) 635-5300 or by email at [ISD@BOSTON.GOV](mailto:ISD@BOSTON.GOV) if there are any further questions.

Jane Goins  
Dominion Due Diligence Group  
Compliance Manager  
201 Wylderose Drive, Midlothian, VA 23113  
804-665-2912 (p)  
804-588-5758 (f)  
[j.goins@d3g.com](mailto:j.goins@d3g.com)

**Jane Goins**

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**From:** Lori Donovan <lori.donovan@boston.gov>  
**Sent:** Tuesday, February 23, 2021 9:05 AM  
**To:** Jane Goins  
**Subject:** Re: Fire Portfolio for Boston addresses

Hi Jane, At this time no open Fire code violations on file for these locations

Thanks

Lori Donovan  
Senior Administrative Assistant- Fire Marshal Office  
Boston Fire Prevention Division  
1010 Massachusetts Avenue, 4th Floor  
Boston, MA 02118  
Direct Line: 617-343-3402  
Email: [lori.donovan@boston.gov](mailto:lori.donovan@boston.gov)

On Tue, Feb 23, 2021 at 8:46 AM Jane Goins <[j.goins@d3g.com](mailto:j.goins@d3g.com)> wrote:

Any fire violations for them?



**Jane Goins,**  
Compliance Manager, Dominion Due Diligence Group

**O:** (804) 665-2912 EXT 277 | **F:** (804) 897-6404

**E:** [j.goins@d3g.com](mailto:j.goins@d3g.com)

**A:** 201 Wylderose Drive Midlothian, Va. 23113



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**From:** Lori Donovan <[lori.donovan@boston.gov](mailto:lori.donovan@boston.gov)>  
**Sent:** Tuesday, February 23, 2021 8:05 AM  
**To:** Jane Goins <[j.goins@d3g.com](mailto:j.goins@d3g.com)>  
**Subject:** Re: Fire Portfolio for Boston addresses

Hi Jane, There are no AST/UST records on file with BFD for these locations

***General Warren, 114 Rutherford Avenue, Charlestown, MA 02129***

***Washington Manor, 1701 Washington Street, South End, MA 02118***

***Frederick Douglass, 755 Tremont Street, South End, MA 02118***

***Hampton House, 155 Northampton Street, South End, MA 02118***

***Ruth Barkley (Cathedral), 1462 Washington Street, South End, MA 02118***

***Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122***

***Codman, 784 Washington Street, Dorchester, MA 02124***

***Roslyn (Cliffmont), 1 Cliffmont Street, Roslindale, MA 02131***

***Spring Street, 23 Spring Street, West Roxbury, MA 02132***

***Rockland, 5300 Washington Street, West Roxbury, MA 02132***

***West Ninth Street, 185 West 9th Street, South Boston, MA 02127***

***Foley Apartments, 199 H Street, South Boston, MA 02127***

***Hassan, 705 River Street, Mattapan, MA 02126***

***Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118***

Lori Donovan

Senior Administrative Assistant- Fire Marshal Office

Boston Fire Prevention Division

1010 Massachusetts Avenue, 4th Floor

Boston, MA 02118

Direct Line: 617-343-3402

Email: [lori.donovan@boston.gov](mailto:lori.donovan@boston.gov)

On Mon, Feb 22, 2021 at 2:44 PM Jane Goins <[j.goins@d3g.com](mailto:j.goins@d3g.com)> wrote:

Good Afternoon,

I am writing in request of information that is needed for a re-financing loan report in regard to the following:

***General Warren, 114 Rutherford Avenue, Charlestown, MA 02129***

***Washington Manor, 1701 Washington Street, South End, MA 02118***

***Frederick Douglass, 755 Tremont Street, South End, MA 02118***

***Hampton House, 155 Northampton Street, South End, MA 02118***

***Ruth Barkley (Cathedral), 1462 Washington Street, South End, MA 02118***

***Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122***

***Codman, 784 Washington Street, Dorchester, MA 02124***

***Roslyn (Cliffmont), 1 Cliffmont Street, Roslindale, MA 02131***

***Spring Street, 23 Spring Street, West Roxbury, MA 02132***

***Rockland, 5300 Washington Street, West Roxbury, MA 02132***

***West Ninth Street, 185 West 9th Street, South Boston, MA 02127***

***Foley Apartments, 199 H Street, South Boston, MA 02127***

***Hassan, 705 River Street, Mattapan, MA 02126***

***Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118***

I am requesting it on behalf of Boston Housing Authority. Please let me know if more information is needed, if fees are involved or if another municipality needs to be contacted. **All records need to be only two years old from today's date.**

**Fire Information Request - All records need to be only two years old from today's date.**

*I am requesting the most recent fire inspection report, any open fire code violations, fire department response for HAZMAT spills, and any permits for above/underground storage tanks. – **IF THERE ARE NO AST/UST – THIS NEXT QUESTION DOES NOT APPLY -***

*Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks>100 gallons) located within a one (1) mile radius of the subject property?*

*\*If yes, please attach a copy of all available information\**

*\*\* Please confirm if there are any records of open fire code violations\*\**

**\*\*This information is URGENTLY needed and REQUIRED by HUD.\*\***

Thank you for your time,



**Jane Goins,**  
Compliance Manager, Dominion Due Diligence Group

**O:** (804) 665-2912 EXT 277 | **F:** (804) 897-6404

**E:** j.goins@d3g.com

**A:** 201 Wylderose Drive Midlothian, Va. 23113



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February 22, 2021

Dominion Due Diligence Group (D3G)  
201 Wylderose Drive  
Midlothian, VA 23113

Attention: Ben Carson  
U.S. Department of Housing & Urban Development  
451 7th Street S.W.  
Washington, DC 20410

Applicant: Boston Housing Authority  
52 Chauncy Street  
Boston, MA 02111

Re: Foley Apartments, 199 H Street, South Boston, MA 02127

I was advised by Courtney Sharp – City Planner, City of Boston, Planning & Development Agency she is unable to fill out the zoning form at this time. She also advised me the City of Boston does not issue any type of zoning verification. There is no further research that can be done and any additional information is not reasonably ascertainable. She may be reached at 617-918-4431 if there are any further questions.

Jane Goins  
Dominion Due Diligence Group  
Compliance Manager  
201 Wylderose Drive, Midlothian, VA 23113  
804-665-2912 (p)  
804-588-5758 (f)  
[j.goins@d3g.com](mailto:j.goins@d3g.com)

**EXHIBIT 11.14:**

Staff Resumes and Certifications

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# SCOTT BYERLY, BPI MFBA

SENIOR ENGINEERING PROJECT MANAGER



## EDUCATION

B.S. Mechanical Engineering, Old Dominion University, Norfolk, VA  
M.B.A., Averett University, Danville, VA

## CERTIFICATIONS/REGISTRATIONS/TRAINING

Commonwealth of Virginia Class "B" Building Contractor (2002-2006)  
Fair Housing Act Accessibility Training – Phillip Zook (2-Day Training) (2007)  
Principles of Environmental Site Assessments – ASTM E 1527-05 (2006)  
HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City (2007)  
Energy Auditor – Saturn Online Training (June 2010)  
EarthCraft Virginia Multi-Family Developer Training (January 2011)  
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional  
Thermography Training for Energy Applications (Monroe Infrared Technologies)  
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC  
Fair Housing Act Training – Design and Construction Requirements

## SUMMARY OF EXPERIENCE

Mr. Byerly has experience with all phases of commercial, industrial, and residential construction and design projects. Mr. Byerly was a general contractor prior to joining Dominion Due Diligence Group as a Construction Inspector. Additionally, Mr. Byerly has extensive facility maintenance and project engineering experience with his former employer United Parcel Service, Inc. His duties there included project management of multiple facility equipment upgrades, building expansions, and office remodeling projects. Moreover, he was the UPS Virginia District Environmental and ADA Coordinator. Environmental Coordinator duties included management of all facility related environmental compliance and regulatory issues regarding UST/AST equipment, clean air, storm water, and drinking water. ADA Coordinator responsibilities included annual site inspections for ADA compliance and project coordinator for any/all projects regarding the ADAAG as they related to the facilities. In addition, Mr. Byerly has nine years of experience inspecting Multi-Family HUD Housing, skilled nursing and assisted living facilities for HUD financing. Mr. Byerly also has six years of experience as a project manager performing OAHF Green Physical Condition Assessments and Green Retrofit projects, as well as three years of experience with HUD RAD projects and associated energy audits.

## RAD PHYSICAL CONDITION ASSESSMENTS

- Broadway Townhouses - Camden, NJ
- Scott County CDA - Scott County, MN
- Bruce Rose Plaza - Wilson, NC
- Hershey Towers B (Pana Towers) - Taylorsville, IL
- Gabilan Plaza Apartments - Salinas, CA
- Parqwood Apartments - Toledo, OH
- The Palms at Deerfield Beach FKA Stanley Terrace Apartments - Deerfield Beach, FL
- Lakeview Apartments - White Plains, NY

## HUD MARK-TO-MARKET GPCA

- Haddon Hall – Cincinnati, OH
- Greentree Apartments – Marion, IN
- Georgian Arms – Rome, NY
- Martin Luther King Apartments – Detroit, MI
- Westwood Acres – Huntington, WV
- Melanie Manor – Grove City, OH
- Capitol Vanira – Atlanta, GA
- St. Paul Lutheran Village I – Cincinnati, OH

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# SCOTT BYERLY, BPI MFBA

SENIOR ENGINEERING PROJECT MANAGER



## HUD MARK-TO-MARKET GPCA LITE

- Noble Manor Apartments – Noblesville, IN
- Kaniksu Village – Metaline Falls, WA
- Damen Court Apartments – Chicago, IL
- Friendship Manor Apartments – Caldwell, ID
- Oakland Place – Greer, SC

## OAHP GRPCA (GREEN RETROFIT PROGRAM)

- Johnson Towers – Washington, D.C.
- Pembroke Towers – Pembroke Pines, FL
- Gibson Plaza – Washington, D.C.
- Seabury – St. Paul, MN
- Walworth Apartments – Lake Geneva, WI

## HUD MAP 202/223(f)

- Al Gomer Residence – Orange, NJ
- Belvedere Center Plaza – Decatur, IL
- Canterbury Court – West Carrollton, OH
- Elsie Mason Manor - Des Moines, IA
- Episcopal Towers - Shippensburg, PA
- Fidelity House – Lawrence & Andover, MA
- Flat Rock Tower Co-op – Flat Rock, MI

## HUD LEAN 232/223f

- Americare Convalescent Center – Detroit, MI
- Hanover Hall – Hanover, PA
- Ivy Hall Geriatric and Rehab Center – Baltimore, MD
- Lakewood Senior Living of Pratt – Pratt, KS
- River Place Nursing Center – Amory, MS

## HUD MAP 236

- Finlay House – Columbia, SC

## ASTM

- Asbury Harris Epworth Towers – Atlanta, GA
- Chartiers Manor Retirement - McKees Rocks, PA
- Jaycee Towers – Dayton, OH
- Regency Health & Rehabilitation – Niles, IL
- St. Mary's Health and Rehabilitation – Knoxville, TN
- Lester Senior Housing Community – Whippany, NJ
- Village Apartments – South Orange, NJ

## OTHER

- Abingdon Green Apartment - Abingdon, VA (USDA/RD)
- Brookwood Apartments - Mt. Olive, NC (USDA/RD)
- Greenville Landing Apartments – Greenville, TN (USDA/RD)
- Regency Park – Atlanta, GA (GA DCA)
- Lynnhaven Landing, Virginia Beach, VA (VHDA)
- Coventry Garden Apartments – Richmond, VA (VHDA)

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# MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



## EDUCATION

Averett University, VA, USA, M.B.A.

University of Toronto, ON, Canada, M.Eng. in Civil Engineering

Ryerson University, ON, Canada, B.Eng. in Civil Engineering

## CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia & Indiana

Project Management Professional (PMP)

Building Performance Institute (BPI) Certified Multifamily Building Analyst

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

Fair Housing Act Training – Design and Construction Requirements

AHERA Asbestos Accreditation

U.S. Green Building Council – LEED 101: Green Building Basics

Basics of Elevator Inspections

## SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development.

Mike is currently the President of Dominion Due Diligence Group and is responsible for day to day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

## HUD MAP 223(f)

- Chippington Towers II - Nashville, TN
- Gilman Square Apts. - Somerville, MA
- Hearthstone Apartments - McAllen, TX
- Jaycee Village Apartments - Uhrichsville, OH
- Lakeshore Apartments - Miami, FL
- Laurens Villa Apartments - Laurens, SC
- Mountain Shadow Apts. - Palmdale, CA
- Pendleton Place Apartments - Indianapolis, IN
- Riverview Cooperative - Riverview, MI
- St. Augustine Apartments - Miami, FL
- Stratford and Watergate Apts. - Indianapolis, IN
- Summer Breeze Apartments - North Hills, CA
- Sunset Ridge Apartments - Reno, NV

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# MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



## HUD LEAN

- Anberry Rehabilitation Hospital - Atwater, CA
- Saint Andrew's Healthcare - Los Angeles, CA
- Beechwood Continuing Care - Getzville, NY
- Bickford Cottage - Omaha, NE
- Kenwell Adult Home - Kenmore, NY
- Levering Regional Health Care - Hannibal, MO
- Livingston Convalescent Center - Livingston, TX
- Manor Hills Adult Home - Wellsville, NY
- Worcester Skilled Nursing Center - Worcester, MA
- Zionsville Meadows - Zionsville, IN
- Silsbee Convalescent Center - Silsbee, TX
- Susquehanna Nursing Home - Johnson City, NY
- Tri-State Manor - Harrogate, TN
- United Helpers Nursing Home - Ogdensburg, NY

## HUD MAP 202/223(f)

- Cooper Square Apartments - New York, NY
- Essex Cooperative - Essex, MD
- Evelyn & Louis Green Residence - Far Rockaway, NY Julianna Apartments - Buffalo, NY
- Oak Forest Apartments - Franklin, NC
- Scheuer House of Brighton Beach - Brooklyn, NY
- Spring Valley Apartments - Caspian, MI
- Ukrainian Village - Warren, MI

## OTHER

- Beacon Pointe Nursing Center - Sunrise, FL - PCNA for ASTM
- Chippington Towers - Madison, TN - PNA per HUD and Fannie Mae protocols
- ITT Technical Institute Building - Richmond, VA - PCR per ASTM protocols
- Knoxville Pointe West - Dunlap, IL - PCNA for Freddie Mac
- Oakland Village Townhomes - Richmond, VA - PNA for ASTM
- Rosegate Commons, Indianapolis, IN - PCR for Freddie Mac
- Scheuer House of Coney Island - Brooklyn, NY - PCNA per HUD protocols
- Scheuer House of Manhattan Beach - Brooklyn, NY - PCNA per HUD protocols
- Vantage 78 Apartments - Charlotte, NC - PCNA per HUD protocols